

September 11, 2015

TO: Distribution

FROM: Chuck H.

SUBJECT: ZBA Special Permit Applications

This outlines the decisions reached at the June 24 Zoning Board of Appeals meeting and the agenda for the September 23, 2015 meeting. There were no applications for July and August.

### **June 24, 2015 Decisions**

1. **APPROVED: GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 4 Section 4.2A3; 97 Pasture Rd.; Map 20 Lot 47.13:** Build a 22' X 48' built-in swimming pool, pool enclosure, a patio-terrace, decking and spa. The pool will have an auxiliary water heater.
2. **APPROVED: GEORGE SOURATI FOR HANK AND CAROL GOLDBERG; Article 6 Section 6.11B2; 97 Pasture Rd.; Map 20 Lot 47.13:** To act on a court remand order regarding an appeal filed by the owner against the Special Permit issued on February 25, 2015 for the following project. A Special Permit under Chilmark's Zoning By-Law Article 6 Section 6.11B.2. was issued to Henry H. and Carol B. Goldberg to add approximately 1,165 sq. ft. of living space to the existing single-family residence with 5,125 sq. ft. of living space. The total area of living space on the 4.2-acre parcel with the addition will be 6,290 sq. ft. The maximum allowable area by Special Permit is 6,300 sq. ft. The owner is appealing the following testimony and special condition: Testimony: No heavy equipment shall be used. Special Condition: 1. Before a Building Permit is issued the applicant shall provide for approval by the ZBA Chair or Vice Chair a plan to add an array of photo-voltaic panels on the property.
3. **APPROVED: CHRIS ALLEY FOR LEE AND SHELLEY GARFINKEL; Article 6 Section 6.11; 6 South Ridge Road; Map 18 Lot 34:** Add approximately 1,625 sq. ft. of living space to the existing single-family residence with 2,885 sq. ft. of living space. The total area of living space on the 3.2-acre parcel with the addition will be 4,510 sq. ft. The maximum allowable area by Special Permit is 6,050 sq. ft. The work is in the Meetinghouse Road Roadside District.

### **September 23, 2015 Agenda**

1. **CHIOKE AND MATHEA MORAIS; Article 6 Section 6.9; 15 Ridge Hill Rd.; Map 11 Lot 46.1 (Nabs Corner):** Create a buildable homesite lot on town-owned land off South Road and build a single-family residence. The lot is approximately 1.22-acres. The applicants will lease the property from the Town of Chilmark for a 99-year term.
2. **CHRIS ALEY FOR SUSAN NOVAK AND LISA NOVAK MESPELLI; Article 4 Section 4.2A3; 387 Middle Rd.; Map 26 Lot 127:** Construct a 20' X 40' built-in, heated swimming pool, required 4 ft. high safety enclosure and pool hydrant for approval by the Fire Chief; additional decking on the northwest side of the house and a 20' X 30' garage that will also contain the pool equipment. Solar panels will be installed on the house and/or garage to offset the power used by the pool equipment. The project is within the Middle Road Roadside District.